

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	100.00 %	96.14 %	1	96.45 %	100	100	
% of Funds Disbursed	84.01 %	88.33 %	61	87.93 %	24	23	
Leveraging Ratio for Rental Activities	0.13	5.75	82	4.73	3	3	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.35 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	70.06 %	1	70.15 %	99	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	51.28 %	78.42 %	84	80.67 %	6	5	
% of 0-30% AMI Renters to All Renters***	28.21 %	39.86 %	67	45.30 %	26	20	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	56.41 %	92.91 %	87	95.32 %	4	2	
Overall Ranking:			In State:	68 / 92	Nationally:	19 15	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$72,313	\$34,639		\$26,635	39 Units	50.60 %	
Homebuyer Unit	\$116,364	\$20,710		\$14,938	14 Units	18.20 %	
Homeowner-Rehab Unit	\$64,181	\$27,349		\$20,675	24 Units	31.20 %	
TBRA Unit	\$0	\$2,736		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montebello CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,631	\$476,461	\$59,733
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	2.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	90.0	14.3	25.0	0.0	Single/Non-Elderly:	33.3	21.4	33.3	0.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	40.0	0.0	58.3	0.0
Asian:	0.0	0.0	8.3	0.0	Related/Single Parent:	23.3	14.3	4.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.3	64.3	4.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.0	85.7	66.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	7.1	37.5	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	70.0	7.1	45.8	0.0	HOME TBRA:	0.0			
3 Persons:	26.7	28.6	4.2	0.0	Other:	23.3			
4 Persons:	3.3	50.0	8.3	0.0	No Assistance:	76.7			
5 Persons:	0.0	7.1	4.2	0.0					
6 Persons:	0.0	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			15	

* The State average includes all local and the State PJs within that state

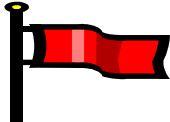
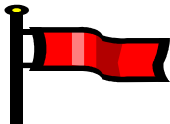
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montebello State: CA Group Rank: 19
 (Percentile)
 State Rank: 68 / 92 PJs Overall Rank: 15
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	51.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	56.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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